



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, August 5th, 2021
WebEx Meeting**

Chair Redmon opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to the roll call.

MEMBERS PRESENT: Nakima Redmon, Chair; Stephen Martinique, Vice Chair; William Gervens, Commissioner; Charles Silverstein, Traffic Engineer (sitting for County Engineer Pera); Steve Edmond, Alternate (voting for Commissioner Simpson)

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

MINUTES: A motion to adopt the minutes of the July 22nd, 2021 meeting was made by Commissioner Edmond and seconded by Vice Chair Martinique. The motion passed unanimously, with Vice Chair Martinique and Commissioner Gervens abstaining.

PLANNING DIRECTOR'S REPORT: Planning Director Lysicatos reported on the following initiatives:

- Planning Board Meetings will continue to be held virtually through October of this year.
- The Highlands Rail Trail and Morris Canal Greenway Phase IV projects are both entering the design phase. The Planning Department will be working with the municipalities to finalize routes.
- The Planning Department is applying to the NJTPA for the Strategic Infrastructure Investment Plan. The plan will identify five to ten areas for infrastructure investment that will give the most return for dollars spent by improving the local infrastructure.
- The Passaic County Fair will be held from August 12th to August 15th. The Planning Department has assisted in creating a live web map to help patrons navigate the fairgrounds.

PUBLIC PORTION: Commissioner Martinique made a motion to open the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Martinique made a motion to close the public portion that was seconded by Commissioner Gervens. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-20-044 – Proposed Taco Bell with Drive-Thru –15 Prospect Street, Passaic

Staff explained this is a previously withheld site plan application in which the applicant has proposed to demolish an existing restaurant building and construct a 2,268 sq. ft. Taco Bell restaurant with drive-thru facilities. The site has frontage along Main Avenue in downtown Passaic. This application was withheld on January 7th, 2021 with 11 conditions.

The site will have several driveways, one of which will be located along Main Avenue. The applicant has proposed a two-way driveway along Main Avenue. Due to the center median on Main Avenue, the driveway will be restricted to right turns. The other two driveways will be located along Prospect Street and Gregory Avenue, both municipal streets. The site will have a surface parking lot with 32 spaces. An

existing curb cut along Main Avenue will be closed. The applicant has proposed to replace the drop curb with sidewalk and curbing.

Regarding drainage, the applicant has proposed to install several inlets on the site. The inlets will connect into the Main Avenue drainage system at an inlet in the driveway. The applicant has proposed to plant four (4) red maple trees and numerous shrubs along the Main Avenue frontage of the site. There is an existing stone fence along Main Avenue that is proposed to be maintained and expanded.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The Main Avenue driveway centerline striping must be noted as “yellow”. At the drive-thru exit, the car shown on the turning templates is still not perpendicular to Main Avenue and is beyond the stop bar. The drive-thru must be signed for passenger cars only. The sidewalk and curbing along the entire Main Avenue frontage shall be replaced. Curbing must be noted “per County detail”. Sidewalk can be per City standards but must be a minimum of 5 feet in width. The applicant must show the connecting pipe for the proposed 12-inch pipe, including size, location, material, and slope. The proposed outlet pipe shall be sized so that the outflow does not exceed the existing flow into the County system. The applicant must provide the Corridor Enhancement Fee of \$4,158.00 payable to Passaic County.

Commissioner Edmond asked about granting a waiver to permit the applicant to have frontage on the county road when they have access via a municipal road. He also asked if the passenger car restriction was based on height or turn radius. Traffic Engineer Silverstein responded that it was based on turning radius, and that the car could also not make a turn starting from a perpendicular position to the road.

James Kinoshian, civil engineer for the applicant, was sworn in. He stated that the storm water calculations were recalculated to conform with the county’s request. He asked that if a direct connection to the county was found during demolition, that the stormwater requirements would be revised. Planning Director Lysicatos responded that the change would have to be submitted as a field change.

Commissioner Edmond asked if the Main Avenue driveway was a two-way driveway, and if it had restricted turning movements. James Kinoshian responded that the driveway is a right turn in and right turn out only.

A motion to open the meeting to public comment was made by Vice Chair Martinique and seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Vice Chair Martinique made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Commissioner Gervens made a motion grant **conditional approval** to this site plan application. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

SP-21-036 – B&B Organic Supply – 100 New Street, Paterson

Staff explained that This is new site plan application in which the applicant has proposed to utilize a vacant quarry site for storage of organic and landscape materials (topsoil, mulch, and various types of gravel and stone). There are no structures present on the site, and the applicant has not proposed any permanent construction. The applicant has indicated that the site will utilize an office trailer and metal storage container. The applicant has proposed to stack concrete blocks for material storage. Other materials will be piled into the center of the site.

The applicant has not proposed any changes to the existing gravel driveway along New Street, which is the site's only access. No formal parking area has been proposed. No sidewalk has been proposed, which is consistent with other sites along this section of New Street.

The applicant has not provided any information on drainage. Most of the site is sloped away from New Street; however, much of the driveway area is sloped towards New Street in the direction of the intersection with Grand Street. No landscaping has been proposed.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The plans must include a full zoning table. The plans must include a table listing property owners within 250 feet. The applicant must provide clarification on the location of the right-of-way line of New Street, as the submitted plan indicates the right-of-way line at the location of the roadway centerline. The driveway is not located on the applicant's property. The applicant must obtain an easement from the owner, which may be the NJDOT, for the driveway to remain at that location. The entire gravel entrance area shall be paved. The plans must include truck turning movements at the driveway. A sign must be installed at the driveway stating that the site is not open to the public. The plans must include a driveway profile for the driveway. The applicant must provide drainage for the new paved area. No stormwater may flow overland into the County right-of-way. The applicant must submit copies of any required NJDEP permits. The Corridor Enhancement Fee of \$15,785.00 must be provided payable to Passaic County.

Commissioner Edmond asked if the site was for storage or for sales. Traffic Engineer Silverstein responded that after speaking with the owner, the site would only be for storage. Commissioner Edmond asked how far the applicant should pave the driveway. Traffic Engineer Silverstein responded that the applicant should pave between the peak of the slope and the street.

A motion to open the meeting to public comment was made by Vice Chair Martinique and seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Vice Chair Martinique made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Vice Chair Martinique made a motion to **withhold approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

SP-21-037 – Dunkin' (Proposed Drive-Thru)

Staff explained that this is a new site plan application in which the applicant has proposed to install a drive thru facility at an existing Dunkin' restaurant. No demolition or building construction has been proposed. No changes to the footprint of the existing Dunkin' restaurant is proposed.

The applicant has proposed to remove eight (8) parking spaces to accommodate the drive thru facility. The applicant has proposed to convert the existing Union Avenue driveway to entrance-only, in order to accommodate vehicles turning into both the parking lot and the drive-thru lane. The site also has exit-only and full-access driveways on Richmond Avenue, a municipal street. No grading or drainage information has been provided. No changes to the existing sidewalk or curbing have been proposed. No landscaping has been proposed.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The name and address of the applicant and the owner must be noted on the site plan. The applicant must clearly indicate the property line adjacent to the proposed drive-thru lane. It is

not clear where the drive-thru encroaches onto the neighboring property. The proposed easement must be submitted for review. The Union Avenue sidewalk will need to be replaced with a 5-foot sidewalk. A minimum 4-foot grass strip must be provided between the sidewalk and the curb. At the Union Avenue driveway, the applicant must provide a raised sidewalk apron in accordance with County detail.

The applicant must install an ADA-compliant curb ramp at the intersection. The ramp will need to be certified ADA-compliant by a professional engineer prior to the release of any bonds associated with County permits. The applicant shall provide for pedestrian access up to the building entrance from the sidewalk. At the Union Avenue driveway, the applicant must install:
Two (2) R5-1 (DO NOT ENTER); and a two-faced ONE WAY sign.

The applicant must submit a traffic study with a queuing analysis. There is no physical separation between the sidewalk and parking lot. Curb stops must be provided for the adjacent parking spaces. The applicant shall provide a grass strip between the sidewalk and the parking lot, and shade trees shall be planted in the strip (outside of the County right-of-way). The applicant must submit a grading and drainage plan. No stormwater shall be permitted to flow overland into the County right-of-way. The existing sign in the planter box is in the County right-of-way. The sign must be relocated. An encroachment application may be submitted for the planter box. The Corridor Enhancement Fee of \$1,200.00 must be provided payable to Passaic County.

Commissioner Edmond asked if the grass strip was going to be curbed. He also asked about the parking spaces marked as employee only at the rear of the site. Senior Planner Miranda stated that the applicant would have to clarify.

A motion to open the meeting to public comment was made by Vice Chair Martinique and seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Vice Chair Martinique made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Vice Chair Martinique made a motion to **withhold approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS

A motion to accept the following unconditional approval resolutions was made by Vice Chair Martinique and seconded by Commissioner Gervens. The resolutions are:

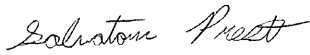
1. 2021-21 (SP-19-048)
2. 2021-22 (SP-19-051)
3. 2021-23 (SP-19-052)
4. 2021-24 (SP-19-053)

5. 2021-25 (SP-19-056)
6. 2021-26 (SP-20-003)
7. 2021-27 (SP-20-004)
8. 2021-28 (SP-20-006)
9. 2021-29 (SP-20-007)

The motion passed unanimously.

ADJOURNMENT: Vice Chair Martinique made a motion to adjourn the meeting at 5:44 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MICHAEL LYSICATOS



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 569-4041

August 6th, 2021

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. Taco Bell Restaurant; 15 Prospect Street, Passaic; Block 2141, Lot 14
(Passaic County File Number SP-20-044)

Members of the Board,

The above referenced site plan dated October 15th, 2020, revised as of July 19th, 2021, was reviewed by the Passaic County Planning Board on August 5th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 401 Grand Street, Room 417, Paterson, NJ 07505.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The Master Plan right-of-way of must be labelled on the plans. **Complete.**
2. The Passaic County curb detail (attached) must be included in the plan set. **Complete.**
3. The following comments pertain to the Main Avenue driveway:
 - a) The striping at the driveway shall be noted as thermoplastic. **The Main Avenue driveway centerline striping must be noted as “yellow”.**
 - b) The stop bar must be placed four (4) feet back from the edge of the sidewalk. **Complete.**
 - c) The plans must show the turning radii at the exit for the largest vehicle allowed to use the drive-through aisle. This vehicle must be able to be perpendicular to Main Avenue at the stop bar. **At the drive-thru exit, the car shown on the turning templates is still not perpendicular to Main Avenue and is beyond the stop bar. The drive-thru must be signed for passenger cars only.**
 - d) A “ONE WAY” (R6-1R) sign shall be installed in the Main Avenue median. **Complete.**

Passaic County Planning Board
Prop. Taco Bell Restaurant (SP-20-044)
15 Prospect Street, Passaic
Block 2141, Lot 14

4. The curbing (per County detail) and sidewalk must be replaced along the entire Main Avenue frontage of the site. **The entire sidewalk and curbing along Main Avenue shall be replaced. Curbing must be noted "per County detail". Sidewalk can be per City standards, but must be a minimum of 5 feet in width.**
5. The depressed curb note at the location of the current driveway must be removed. The existing depressed curb must be replaced with full-height curbing (per County detail) and sidewalk. **Complete.**
6. The bus stop on Main Avenue must be labelled. **Complete.**
7. The existing roof leaders are connected to an underground system. The new system proposes to collect all stormwater from the site and discharge into the Main Avenue system. The system must be redesigned to limit the volume and flow rate of water discharging into the Main Avenue system, to be no greater than the existing site (not including the roof). A detention system will be required. **The applicant must show the connecting pipe for the proposed 12-inch pipe, including size, location, material, and slope. The proposed outlet pipe shall be sized so that the outflow does not exceed the existing flow into the County system.**
8. A trench drain shall be installed at the right-of-way line at the Main Avenue driveway. **Complete.**
9. The applicant must submit any required NJDEP permits. **Complete.**
10. The plans must include a detail of the stone wall along the Main Avenue right-of-way line. The detail must show that the footings will be entirely outside of the County right-of-way. **Complete.**
11. The applicant must provide the Corridor Enhancement Fee of \$4,158.00 payable to Passaic County. **Incomplete.**

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Jeffrey Martell, P.E.

Muy Brands, LLC
File



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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August 10th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – B&B Organic Supply; 100 New Street, Paterson; Block 5107, Lot 1
(Passaic County File Number SP-21-036)

Members of the Board,

The above referenced site plan dated July 13th, 2021 was reviewed by the Passaic County Planning Board on August 5th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 401 Grand Street, Room 417, Paterson, NJ 07505.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The plans must include a full zoning table.
2. The plans must include a table listing property owners within 250 feet of the site.
3. The applicant must provide clarification on the location of the right-of-way line of New Street, as the submitted plan indicates the right-of-way line at the location of the roadway centerline. The Master Plan right-of-way of 60 feet, which should be measured from the roadway centerline, shall be indicated on the plan.
4. The driveway is not located on the applicant's property. The applicant must obtain an easement from the owner, which may be the NJDOT, for the driveway to remain at that location.
5. The entire gravel entrance area, between the fence and New Street, shall be paved.
6. The plans must include truck turning movements at the driveway.

Passaic County Planning Board
B&B Organic Supply
100 New Street, Paterson
Block 5107, Lot 1

7. A sign must be installed at the driveway stating that the site is not open to the public.
8. The plans must include a driveway profile.
9. The applicant must provide drainage for the new paved area. No stormwater may flow overland into the County right-of-way.
10. The applicant must submit copies of any required NJDEP permits.
11. The Corridor Enhancement Fee of \$15,785.00 must be provided payable to Passaic County.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
David S. Newkirk, P.E.
Lawrence F. Kramer

B&B Organic Supply, LLC
Robert Moshman, Esq.
File



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 569-4041

August 10th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Drive-Thru (Dunkin’); 161-165 Union Avenue, Paterson; Block 1610, Lot 13 (Passaic County File Number SP-21-037)

Members of the Board,

The above referenced site plan dated May 15th, 2020, revised as of February 11th, 2021, was reviewed by the Passaic County Planning Board on August 5th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 401 Grand Street, Room 417, Paterson, NJ 07505.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The name and address of the applicant and the owner must be noted on the site plan.
2. The applicant must clearly indicate the property line adjacent to the proposed drive-thru lane. It is not clear where the drive-thru encroaches onto the neighboring property. The proposed easement must be submitted for review.
3. The applicant must clarify whether the parking spaces to the north of the building will be employee-only parking, as the only access (per the proposed circulation pattern) to the spaces would require vehicles to use the drive-thru lane.
4. The Union Avenue sidewalk will need to be replaced with a 5-foot sidewalk.
5. A minimum 4-foot grass strip must be provided between the sidewalk and the curb.
6. At the Union Avenue driveway, the applicant must provide a raised sidewalk apron in accordance with County detail (attached).

Passaic County Planning Board
Prop. Dunkin' Drive-Thru (SP-21-037)
161-165 Union Avenue, Paterson
Block 1610, Lot 13

7. The applicant must install an ADA-compliant curb ramp at the intersection. The ramp will need to be certified ADA-compliant by a professional engineer prior to the release of any bonds associated with County permits.
8. The applicant shall provide for pedestrian access up to the building entrance from the sidewalk.
9. At the Union Avenue driveway, the applicant must install:
 - a) Two (2) R5-1 (DO NOT ENTER) signs; and
 - b) A two-faced ONE WAY sign.
10. The applicant must submit a traffic study with a queuing analysis.
11. There is no physical separation between the sidewalk and parking lot. The applicant shall provide a grass strip between the sidewalk and the parking lot, and shade trees shall be planted in the strip (outside of the County right-of-way). Raised interior curbing shall be installed adjacent to the parking spaces.
12. The applicant must submit a grading and drainage plan. No stormwater shall be permitted to flow overland into the County right-of-way.
13. The existing sign in the planter box is in the County right-of-way. The sign must be relocated. An encroachment application (attached) may be submitted for the planter box, subject to approval by the Board of County Commissioners.
14. The Corridor Enhancement Fee of \$1,200.00 must be provided payable to Passaic County.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Dixita Patel
Aditya Paterson Realty, LLC

Urban Solutions, LLC
Bleeker Architectural Group, LLC
File